



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, Director, AICP

Telephone (631) 324-2178
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April 13, 2020

TO: Planning Board

FROM: Fabiha A. Mubassirah, Planner

RE: ARF Dog Run Enclosure Site Plan
SCTM# 300-192-3-4

Last Review Date: April 13, 2020

Items and Date Received:

- D.4-100 Demolition First Floor Plan
- D.4-101 Demolition Basement Plan
- D.4 -102 Demolition Section
- A.4-101 Basement Plan
- A.4-102 Attic Plan
- A.4-200 Reflected Ceiling Plan
- A.4-510 and A.4-511 Wall Sections
- A.4-512 Building Section
- A.4-513 and A.4-514 Stair Sections
- A.4-600 Construction Details, all prepared by Richard Bacon, Architect, dated December 09, 2019 and stamped received February 27, 2020
- A.4-100 First Floor Plan- Door and Window Types, A.4-400 and A.4-401 Exterior Elevations prepared by Richard Bacon, Architect, revised on March 06, 2020 and stamped received by April 13, 2020
- Lighting Specifications received February 27, 2020
- Survey Map prepared by Walbridge Surveyors dated March 30, 2020 and received by April 13, 2020
- Exterior Wall Light Narrative by DLI Animal Facility received April 13, 2020

Background Information:

The subject 22.5 acre parcel is situated on Daniel's Hole Road in Wainscott in an A5 Residence/ Water Recharge Overlay zoning district and is within the Pine Barrens and South Fork Special Groundwater Protection Area.

On February 10, 2016, a site plan/special permit was granted to construct three additional buildings consisting of an 8,860 sq. ft. dog training center, a 4,771 sq. ft. dog sanctuary,

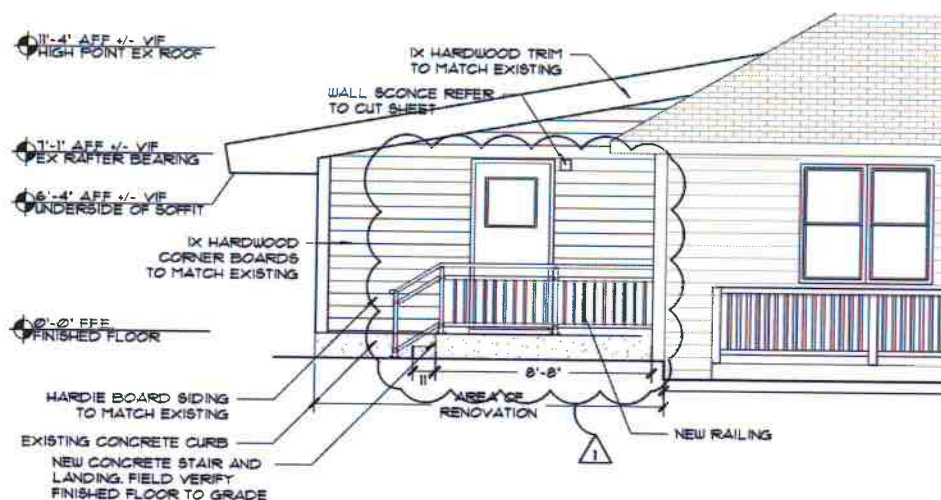
and a 4,771 sq. ft. cat sanctuary to be utilized for adoption purposes. A 451 sq. ft. expansion of the existing building for additional office space and twenty six more parking spaces, for a total of 56 spaces, were also approved. A Zoning Board of Appeals determination dated December 2, 2015, granted the applicant a variance from total coverage and clearing restrictions. Work related to this 2016 approval has not commenced. Most recently, site plan approval was granted on February 1, 2017 to enclose and existing dog run to create a 147 sq. ft. surgical suite for veterinarians.

On December 23, 2019, the applicants filed revised plans (dated December 9, 2019) with the Planning Board office that included a reconfiguration of exterior stairs to the basement on the northerly side of the building. Again on April 13, 2020, the applicants submitted a revised survey and floor plans to adjust the location of the exterior door due to the presence of a light-well to the basement at the previous door location. A need for exterior lighting at the new exterior door were discussed at that time.

Issues for Discussion:

Lighting on the exterior

The applicant has submitted a lighting specifications sheet for the exterior light proposed for the new exterior door. The Board's guidelines recommend that the illumination level for a lighting fixture of 7' high would have a maximum of 600 – 1600 lumens and the color temperature is required to be 3000 K or less. The manufacture's cut sheet for the proposed lighting depicts the use of "Tube Dark Sky Outdoor Wall Scone" with 18 Watt, 120 Volt and 3000K LED lamp. The proposed LED lamp is a full cut-off fixture as recommended by Planning Board's Guidelines for Exterior Lighting. The elevation plan from A.4-401 depicts the location by the exterior door and mounting height of the wall scone which is roughly 7' with an 800 lumen level and is acceptable by under the Board's lighting policy. Also, the lighting fixture has a fully programmable astronomical timer which can be set to operate during any desired timeframes complying with Board's lighting policy that the light be turned off no later than one hour after the close of business.



Proposed exterior lighting with exterior door

Exterior Staircase

The applicant has proposed a reconfiguration of the exterior stairs to the basement on both side of the northerly portion of the building. They are proposing to split the existing straight staircase into an L-shaped staircase with a turn and landing in the middle. They are also removing an old drain at the basement door due to a water clogging issue, and replace it with a new one. The new 4" drain will have a slotted cover to tie into the existing storm water system.



Exterior staircases on both sides of the building to be reconfigured

Minor Site Plan

The Board should consider the attached criteria in § 255-6-45 of the Town Code and determine if the project can be considered a minor site plan, and if so whether to waive the public hearing. The Planning Department notes that the project does not require a variance, additional parking, or approval from the Suffolk County Department of Health.

Conclusion

The Planning Board should determine whether the application is a minor site plan and if so whether to waive the public hearing. The Board should also determine if the project is otherwise complete and ready for approval. The project will require approval from the Architectural Review Board as a condition of the site plan approval that must be met before a building permit is issued.

Planning Board Consensus:

The Board should determine if the project can be classified as minor site plan pursuant to §255-6-45 of the Town Code.

Additional comments:

The Board should discuss whether the application is complete and ready for approval.

Additional comments: _____

Additional Board Comments:

§ 255-6-45 Minor site plans.

Notwithstanding the provisions of § 255-6-40 hereof, the Planning Board may waive the holding of a public hearing on a site plan application which is classified as a Tier Two personal wireless service facility application or which meets each and every one of the following conditions:

- A. Conformance to chapter. The proposed structure does not require a variance from any provision of this chapter.
- B. Health Department approval. The proposed structure does not require approval of the Suffolk County Department of Health Services.
- C. Area and habitability. The proposed structure is not habitable and covers no more than 500 square feet in area.
- D. Parking. No additional parking is required under this chapter.
- E. Planning considerations. The proposed structure will not create a visual detriment to surrounding properties or to the general public and will not cause drainage problems, impede traffic circulation or interfere with the proper overall planning of the site.
- F. Public controversy. The application has caused no significant public controversy.



Project: HAMPT, NY

Prepared By: DEK

Date: 04/09/2020

Subject: Exterior Wall Lighting Fixture Specifications & Operation

The proposed lighting fixture for this project is the Wac Lighting WS-W2605 Tube Dark Sky Outdoor Wall Sconce. This light contains one 120V, 18W, LED emitter producing 800 lumens of 90 CRI light with a 3000K color temperature. DLI's electrical drawings call for this light to be operated by a photocell, in coordination with a fully programmable astronomical timer switch set for the local area. This allows for the light to be set to operate during any desired timeframes throughout the day, for compliance with local ordinances requiring lights not stay illuminated the duration of the night.

DESIGN LEARNED, INC.
ANIMAL FACILITY ENGINEERING & PLANNING

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GENERAL NOTE: BUILDING MATERIALS AND FINISHES
 THAT ARE INDICATED IN NOTES TO MATCH EXISTING
 SHALL MATCH EXISTING ADJACENT MATERIALS IN
 RESPECT TO APPLICABLE TEXTURE AND COLOR.

1 EXTERIOR ELEVATION
 SCALE: 1/4"=1'-0"

RICHARD E. BACON
 ARCHITECT
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 NEW HAMPSHIRE, NEW YORK 10440
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 WWW: WWW.REBACON.COM



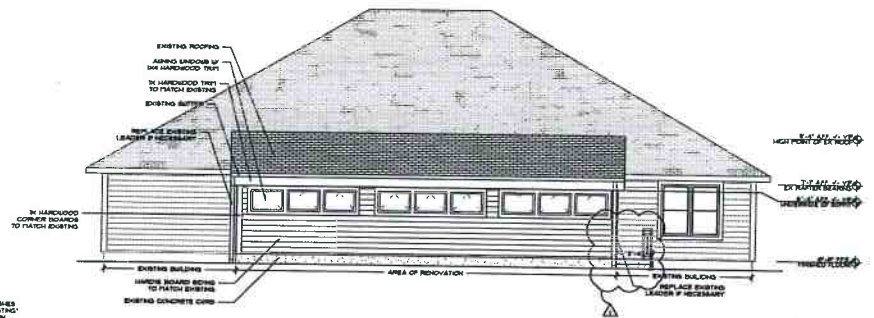
ARE DOG RUN ENCLOSURES
 100 HANDEL ROAD
 EAST HAMPTON, NEW YORK 11937
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EXTERIOR ELEVATIONS
 100 HANDEL ROAD
 EAST HAMPTON, NEW YORK 11937

NO.	DATE	DESCRIPTION
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2 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTE: BUILDING MATERIALS AND FINISHES
SHOWN ARE INDICATED IN NOTES TO MATCH EXISTING.
SHALL MATCH EXISTING ADJACENT MATERIALS IN
SIZE (WHERE APPLICABLE), TEXTURE, AND COLOR.

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ARCHITECT'S SEAL
RICHARD S. BACON
STATE OF NEW YORK
EXPIRATION DATE: 12/31/2019

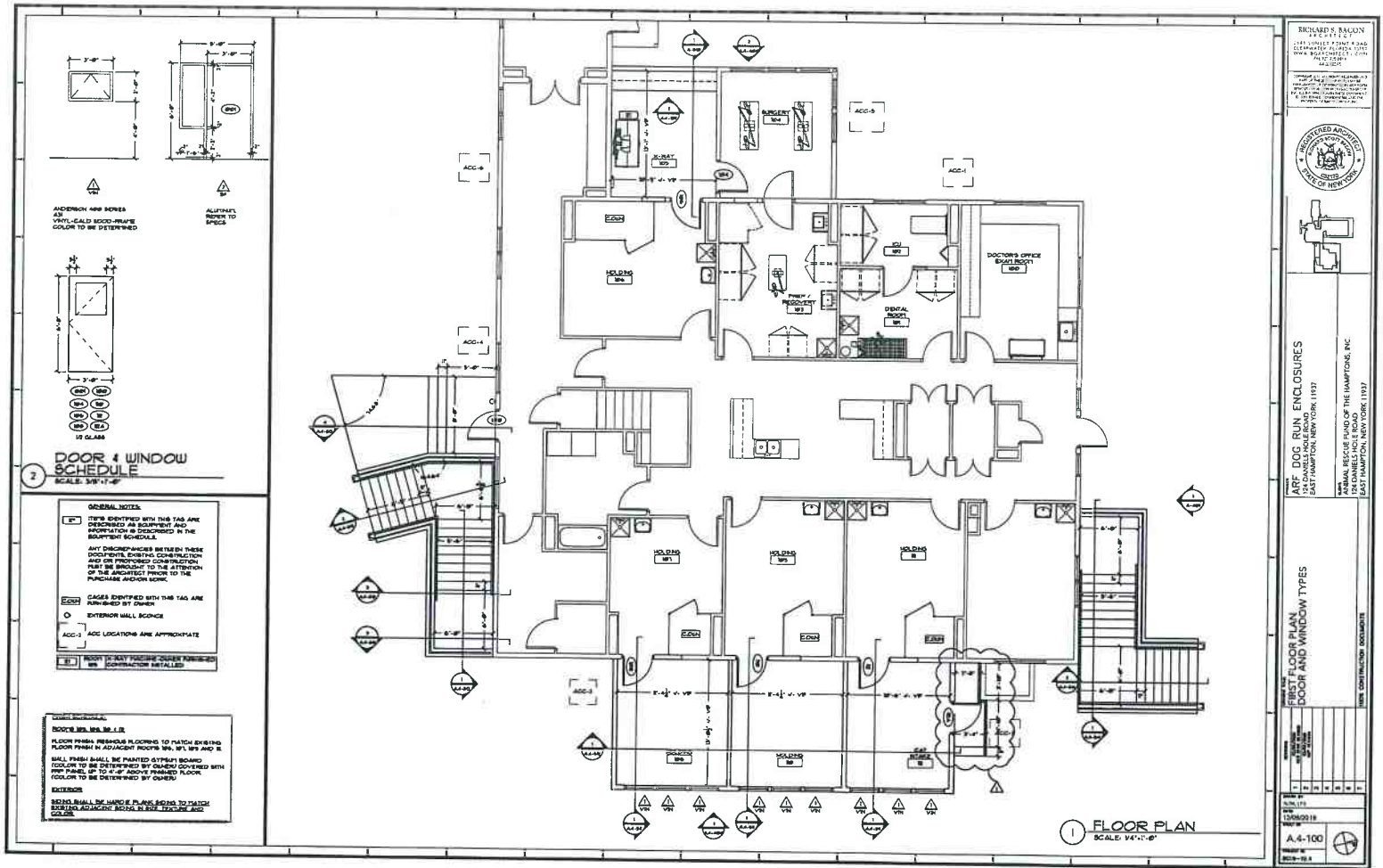
PROJECT INFORMATION
PROJECT NAME: ARF DOC RUN ENCLOSURES
PROJECT LOCATION: 1311 SUNSET PARK ROAD, WEST HAMPTON, NEW YORK 11987
CLIENT: ARF DOC RUN ENCLOSURES, INC.
DATE: 12/31/2019
SHEET: A.4-400
TOTAL SHEETS: 400

REVISIONS

NO.	DATE	DESCRIPTION
1	12/31/2019	ISSUED FOR PERMIT

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL MATERIALS AND FINISHES SHALL MATCH EXISTING ADJACENT MATERIALS IN SIZE (WHERE APPLICABLE), TEXTURE, AND COLOR.



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AGE DOG RUN ENCLOSURES
111 DANIELS ROAD
EAST HAMPTON, NEW YORK 11937
ANIMAL RESCUE FUND OF THE HAMPTONS, INC.
EAST HAMPTON, NEW YORK 11937

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FAX: 516-338-1112
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